

SBNA GENERAL
MEMBERSHIP MEETING
03/20/2017

M I N U T E S

1. APPROVAL OF MINUTES

The minutes of the 02/7/2017 General Membership Meeting were reviewed and approved by the general membership.

2. OLD BUSINESS

There was a vote at the 2/7/17 General Membership Meeting in favor of submitting a letter of support to local representatives in support of the new liquor law requested by Caves Valley Partners (CVP). The letter was written and submitted by Michael Murphy on behalf of SBNA. Garrett Schiche noted that SBNA membership also voted that we did not support the inclusion of the requirement for CVP to sunset existing licenses to reduce their annual license fee and this was not included in the initial letter of support. Garrett requested that an addendum to the initial letter be drafted and sent to delegates.

3. PRESENTATION

There was no "formal presentation" during this monthly meeting.

4. TREASURER'S REPORT

<u>Fund</u>	<u>Last Month</u>	<u>Current Month</u>	<u>Difference</u>
Petty Cash	\$100.00	\$100.00	--
General Fund Balance	\$6,056.58	\$8,285.37	
Tree Fund	\$97.00	\$97.00	--
Teen Council Fund 2010	\$371.89	\$371.89	--
Heath Street Community Garden	\$1,945.28	\$1,945.28	--
Auxiliary Police Bike Fund	\$83.41	\$83.41	--
Balance	\$8,654.16	\$7733.07	

Peter Bartels, treasurer provided an update. The only change to the previous report was annual membership dues.

5. POLICE RELATIONS COMMITTEE

Kevin Lynch, board member, was not in attendance. Michael Murphy reviewed the list of recent criminal activity within the SBNA area. A member inquired about cameras available in the city. Michael clarified that the program allows residents to register their own security cameras with the

city so police know they are available in the event that footage could be used to assist with an investigation.

The SBNA community liaison from the police department was unavailable to attend as all community police liaisons have been recently re-assigned to patrol the streets as per the recent decision by the commissioner. Monday night cop walks will resume soon as the weather improves.

If there are any questions or concerns, please contact Officer Newman by email at sheena.newman@baltimorepolice.org or by cell phone at 443-463-9981.

Crime statistical data is available daily by visiting the following site:

<https://data.baltimorecity.gov/Public-Safety/Summarized-Crime-Data-By-District-Week-19/>

6. COMMUNITY INTEREST ITEMS

Michael Murphy shared that on March 9, 2017 the bill introduced by Delegate Luke Clippinger in the House crossed over to the Senate and did not include the Market Liquor License as CVP announced they were pulling out of the contract. Senator Ferguson introduced a similar bill that has gone through the same process. The current session ends on April 10, 2017. At this time, the language that needed to be included in the draft legislation to cover the Market Liquor License has not been introduced. However, a motion to amend the bill could be introduced at any time. Another similar bill was recently introduced to cover the Mt. Vernon Market Place.

Garrett Schiche recapped the last general meeting discussion in regard to the Market Liquor License proposed by the delegates, the proposed changes by CVP and the outcome of the SBNA general membership vote. He further explained that as CVP pulled out the next day the SBNA letter of support was not written. Approximately two weeks ago CVP re-entered the deal. CVP asked that the state delegation request state money to support the vendors in the transition and that they support a viable liquor license. CVP announced a scaled back renovation plan will be implemented. Additionally, there may have been positive conversation between the tenants and CVP. There was a rally on Sunday to show support for the renovations organized in part by Lisa Nguyen, board member although done outside the scope of her duties as a board member of SBNA.

A resident asked about the rooftop deck included in the initial CVP plans. Michael and Garrett shared that it was not included in the most recent renovation plans and does not appear to be economically viable. A resident asked if the proposed bill includes hours of operation, food sales requirements and prohibits liquor sales. Michael Murphy clarified that the first part of the contract allows for Baltimore Public Markets Corporation (BPMC) to sublet the Cross Street Market to CVP for management. In order for CVP to be economically viable their position is that the liquor license is needed. Mike again explained that the liquor license has not yet been introduced into legislation as CVP had requested the contract for subletting be terminated. The current bill includes Anthem House and Port Covington but not the new Market License provisions. Mt. Vernon Market currently uses one liquor license with 5 vendors permitted to sell alcohol. Mt. Vernon cannot be compared directly as it is a private entity and Cross Street is a public city market. BPMC may have had a restriction preventing liquor sales within the city markets. A resident asked if SBNA is going to support state funds going to the vendors during the renovation. It was clarified that in the last general membership meeting SBNA did vote to support

the continuation of the prior practice of the city providing support as renovations are made to city markets. There was no vote on specific dollar amounts or whether the support should be city or state funded, simply that support should be given as it has been in the past to other vendors during renovation of city markets. Michael further shared that the state does have a pool of funds that can be used.

A resident suggested that we all call our delegates and express our support for the bill being amended within the next two weeks during the current legislative session.

A resident asked why another developer can't step in and take over the project. The complexities of the RFP process were explained and discussed. Residents agreed throughout the discussion that supporting CVP was the best opportunity to have much needed renovations made to the market. The lack of transparent, neighborhood focused management by BPMC was also discussed.

7. DESIGN AND DEVELOPMENT

1404 South Charles Street: Green Door Properties has a conditional contract on the building. The façade of the building will remain the same and the interior will be converted into approximately 16-18 open space offices. The project would be part of the new zoning ordinances. A resident asked is the proposed plan included a breakfast space on the first floor. This was not shared with the SBNA delegation. A resident asked about parking implications of the additional office space. There will be no additional parking made available as part of the project. Green Door did request elimination of the parking restrictions in the area but our delegation said no. A vote was tabled until the formal presentation is made.

Hanover Street median: Sagamore is working with the city to finalize the MOU. Half of the dead trees were removed. The city will replace the trees as soon as weather permits. Thank you to Dennis Plouff and Eric Costello for taking on negotiations with Sagamore and Baltimore City so that SBNA will not be responsible for maintaining the medians.

8. SPECIAL PROJECTS COMMITTEE

No topics for discussion.

9. LIQUOR ADVISORY COMMITTEE

Minow - Jake Lefenfeld, Federal Hill resident and owner of La Ccuchara shared a proposal to open a restaurant, Minow, at 2 East Wells opening in late May 2017. The intent is for the business to be a restaurant first beginning with dinner service only. The concept is an everyday eatery for folks in the neighborhood. There will be a heavy emphasis on seafood and healthy options with the menu changing seasonally. The menu will include happy hour, small plates, tapas and main courses. A residents asked about parking implications of an additional restaurant. Spots will be available in the 2 Wells apartment building and valet will be available. A resident asked if the restaurant plans to market city wide. Jake shared that they hope people getting off 95 see the restaurant and that they will take advantage of the expansion towards 95 but they plan to primarily focus on south Baltimore residents.

Federal Hill Irish Stroll- Patrons were drunk and crossing the street randomly but the streets were not closed. It was shared that the practice of closing the street is no longer in place.

Das Bier Haus Block Party- A resident was told by ownership that the city did not allow him to have portable restrooms. Patrons were, again this year, urinating in the alley behind resident's homes. Several other neighbors have complained to SBNA about the same issue. SBNA will follow up to see if they were required to have portable restrooms and chose not to. The event was not very well blocked off so patrons migrated down the street outside of the area as well.

Delia Foley's Block Party- Residents reported the event was well managed. Ownership had extra security and uniformed officers present. There were portable restrooms provided to patrons.

Garrett Schiche shared that the FHNA has agreed to the MOU with Cross Bar. SBNA agreed to the MOU years ago and the bar will move forward.

10. LOCAL DEVELOPMENT COUNCIL (LDC)

Garrett Schiche shared that the LDC is not the same as the South Baltimore Gateway Partnership. The partnership is going to oversee at least 50% of the LDC budgets, approximately \$14 million including all of the tax revenue from the slots at MGM, LIVE and Horseshoe. SBNA would be eligible to apply for grants in the spring. There will be a public meeting on March 29, 2017 to share that there is an organization meeting the community's needs. If residents have ideas for projects they can bring them to the board and begin the grant writing process. The partnership will be hosting workshops on how to write a successful grant. Although the details are still being worked out, it is believed that smaller grants will be on a rolling basis, larger grants on a fixed schedule. Cherry Hill, WestPoint, Lakeland, Westport and the peninsula with the exception of Locust Point are included

The LDC is replacing current trash cans with Big Belly trash cans.

SBNA, represented by Garrett Schiche, is still working on the gateway sign. A meeting with the city approved sign vendor will be held later this week. The sign will be first with a mural on Bumper Globe and banners to follow. The sign will be artistic and unique and incorporate elements of our neighborhood.

11. NEW BUSINESS

SBNA will enter into a standard MOU with Minnows for Standard Class B, alcohol, wine and food. Residents were asked to call or write in support for the Cross St Market renovations.

12. ADJOURNMENT

The meeting was adjourned. The next general membership meeting will be in **one month at Delia Foley's** on Tuesday, April 11, 2017 at 7:00 p.m.

Respectfully submitted,

Tara McNulty, SBNA Secretary